

## \$919,000 - 2305 111a Street, Edmonton

MLS® #E4442239

**\$919,000**

6 Bedroom, 6.00 Bathroom, 3,054 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome home to this fully renovated dream home in the heart of Blue Quill, situated on a massive pie-shaped lot! Just minutes from Century Park LRT, shopping, schools, and parks, this home truly has it all. Step inside to custom tile feature walls, rich hardwood floors, and a chef's kitchen complete with a huge island, gas range with hood fan, wall fridge/freezer, and an abundance of storage. Enjoy the added convenience of a full SPICE kitchen and a main floor bedroom with a full ensuite. Upstairs offers 4 spacious bedrooms, 3 bathrooms, a party-sized rooftop deck, and laundry room. The luxurious primary suite features a cozy fireplace, large windows, and a spa-inspired ensuite with dual sinks, soaker tub, and rainfall shower. The fully finished basement boasts a rec room, wet bar, additional bedroom 2 bath, steam room, home gym, and extra living space. Outside, enjoy the enormous yard, extra driveway parking, and oversized heated garage.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442239  |
| Price     | \$919,000 |
| Bedrooms  | 6         |
| Bathrooms | 6.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Half Baths     | 2                      |
| Square Footage | 3,054                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2305 111a Street |
| Area        | Edmonton         |
| Subdivision | Blue Quill       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 4P1          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | No Animal Home, No Smoking Home    |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Garage Heater |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Sweet Grass     |
| Middle     | Vernon Barfield |
| High       | Harry Ainlay    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 16         |

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Listing information last updated on June 16th, 2025 at 7:17pm MDT